



SAN BERNARDINO COUNTY  
STORMWATER PROGRAM

*A Consortium of Local Agencies*

GUIDELINES  
for  
NEW DEVELOPMENT  
& REDEVELOPMENT

JUNE 2000

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# **NEW DEVELOPMENT/REDEVELOPMENT GUIDELINES**

## **1.0 INTRODUCTION**

The New Development/Redevelopment Guidelines (Guidelines) is to be used by the permittees of the San Bernardino County Stormwater Program as a supplement to the Drainage Area Management Program (DAMP) and the Report of Waste Discharge (ROWD). It was developed by the New Development/Redevelopment Sub-committee, and approved by the NPDES General Committee. The NPDES Municipal Stormwater Permit and Section 4 of the Report of Waste Discharge, dated April 1995, require the development and adoption of this document.

The objective in preparing these guidelines was to identify pollutant prevention and treatment measures that could be incorporated into development projects. This supplement recommends which Best Management Practices (BMPs) should be required as standard practice. For projects with unique water quality issues, additional applicable solutions may be required on a case by case basis.

The ROWD does not specify a minimum development size to be considered for BMP applications, nor does it specify which land uses should receive the most attention. In general, BMPs are required on a wide variety of land uses, both residential and non-residential. BMPs should also be required on accessory uses of concern (such as outdoor material/equipment storage, vehicle/equipment fueling and service) and certain low intensity, but potentially high polluting uses (such as golf courses and plant nurseries). For purposes of these guidelines, redevelopment will be considered as new development.

## **2.0 BACKGROUND**

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems under the National Pollutant Discharge Elimination System (NPDES) Program. The Environmental Protection Agency (EPA) promulgated regulations in November 1990, to enact the new law. In the regulations, EPA listed the County of San Bernardino as a county that must obtain an NPDES permit.

The EPA has designated the State Water Resources Control Board (SWRCB) to administer the EPA regulations and the Clean Water Act in California. SWRCB, in turn, has designated the nine different Regional Water Quality Control Boards within the state to enforce these regulations. The Santa Ana Regional Water Quality Control Board (Regional Board) enforces the regulations by issuing NPDES Municipal Stormwater Permit (Permit) to the municipalities within its jurisdiction. The Regional Board has required the unincorporated areas of San Bernardino County, the sixteen incorporated cities of the county within the Santa Ana River watershed, and the San Bernardino County Flood Control District (District), as permittees, to be included in the Permit.

The Permit requires the permittees to reduce, to the maximum extent practicable, the discharge of pollutants to the waters of the United States by the implementation of BMPs. The members of the NPDES General Committee recognized the sensitive issue of imposing development and

construction BMPs on the building industry. They, therefore, formed the New Development/Redevelopment Sub-Committee. This sub-committee, which included representatives from some of the member permittees, developed this document with particular insight from and cooperation of the Building Industry Association, the development industry, the California Restaurant Association, and the Western States Petroleum Association. The BMPs proposed herein would meet the permit requirements while not imposing undue burden on those that are to implement the actions called for.

## **DEFINITIONS**

Automotive Repair Shop: a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes - 5013, 5014, 5541, 7532-7534, or 7536-7539.

Best Management Practice (BMP): any program, technology, process, siting criteria, operational methods or measures, or engineered systems; which when implemented, prevent, control, remove, or reduce pollution.

Commercial Development: any development on private land that is not heavy industrial or residential. The category includes; but is not limited to, hospitals, laboratories and other medical facilities, educational institutions, recreational facilities, plant nurseries, multi-apartment buildings, car wash facilities, mini-malls and other business complexes, shopping malls, hotels, office buildings, public warehouses and other light industrial complexes.

Impervious Area: the area covered by a building, impermeable pavement, and/ or other impervious surfaces, which drains directly into the storm drain without first flowing across permeable land area (e.g. lawns).

Discretionary Project: a project which requires the exercise of judgement or deliberation when the public agency or public body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Infiltration: the downward entry of water into the surface of the soil.

Maximum Extent Practicable: maximum extent possible, taking into account equitable considerations of synergistic, additive, and competing factors; including, but not limited to, gravity of the problem, fiscal feasibility, public health risks, societal concerns, and social benefits.

New Development: land disturbing activities; structural development, including construction or installation of a building or structure, creation of impervious surfaces; and land subdivision.

Parking Lot: land area or facility for the temporary parking or storage of motor vehicles used personally, for business or for commerce with a lot size of 5,000 square feet or more, or with 25 or more parking spaces.

Redevelopment: on an already developed site, the creation or addition of at least 5,000 square feet of impervious surfaces or the creation or addition of fifty percent or more of impervious

surfaces or the making of improvements to fifty percent or more of the existing structure. Redevelopment includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/ or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces.

Restaurant: a stand-alone facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption. (SIC code 5812).

Retail Gasoline Outlet: any facility engaged in selling gasoline and lubricating oils.

Source Control BMP: any schedules of activities, prohibitions of practices, maintenance procedures, managerial practices or operational practices that aim to prevent storm water pollution by reducing the potential for contamination at the source of pollution.

Storm Event: a rainfall event that produces more than 0.1 inch of precipitation and that, which is separated from the previous storm event by at least 72 hours of dry weather.

Structural BMP: any structural facility designed and constructed to mitigate the adverse impacts of storm water and urban runoff pollution (e.g. canopy, structural enclosure). The category may include both Treatment Control BMPs and Source Control BMPs.

Treatment: the application of engineered systems that use physical, chemical, or biological processes to remove pollutants. Such processes include, but are not limited to, filtration, gravity settling, media adsorption, biodegradation, biological uptake, chemical oxidation and UV radiation.

Treatment Control BMP: any engineered system designed to remove pollutants by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological, or chemical process.

### **3.0 DEVELOPMENT PLANNING**

The NPDES Municipal Stormwater Permit compliance requires that storm water quality management be considered during a project's planning phase, implemented during construction, and ultimately maintained for the life of the project. In addition, the program must be adopted and uniformly implemented by all municipalities. Applying this concept to new development, it is intended that each new development will incorporate the approved program of BMPs to minimize the amount of potential pollutants entering the drainage system.

Standard Conditions of Approval were developed to be implemented area-wide to address land use areas of concern. The requirement for a pre- through post-construction stormwater quality management plan will be specified in each permittee's standard conditions of approval. These conditions will require project proponents to submit, for approval by the agency, a proposal

identifying the BMPs that will be incorporated into the project to control non-point source pollutants during and after construction.

Each municipality will require BMPs for specified new development through similar processes. The typical process is outlined as follows:

1. The present municipal procedure for approval of grading, building, and similar permits will be modified to include incorporation of the BMPs listed in Tables 1 and 2, as applicable.
2. Municipalities will make these Guidelines, detailing implementation of BMPs, available to applicants through the permitting process. Applicants will be informed at the earliest possible point of processing of these requirements.
3. Applicants will be required to submit a Water Quality Management Plan (WQMP) (see Attachment A) at appropriate discretionary and ministerial permit issuance levels. The WQMP shall include a description of the project and an outline of which BMPs apply to the project pursuant to these guidelines. A sample WQMP outline is provided in Attachment A. The WQMP shall also include a location map and a project map identifying storm runoff conveyance facilities and receiving waters that will be impacted by the project.
4. As increasing details concerning the nature of specific uses within the project become available, the WQMP shall be refined during the life of the project to build out.
5. Upon review of the WQMP, each municipality will require project incorporation of the identified routine structural and non-structural BMPs.

**GENERAL CONDITIONS** to be applied by municipalities:

1. For discretionary actions that include a precise plan of development:

Prior to issuance of building permits, permit applicant shall submit, if one is required by conditions of approval, to the County/City Official(s) for approval, a water quality management plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used on site to reduce the pollutants into the storm drain system to the maximum extent practicable.

This WQMP shall identify the structural and non-structural measure specified in these Guidelines, detailing implementation of BMPs whenever they are applicable to the project (when the project has a vehicle wash rack, for example); assign long-term maintenance responsibilities (specifying the developer, parcel owner, lessee, maintenance association, local agency, etc.); and reference the location(s) of structural BMPs.

2. For Subdivision of Land:

Prior to recordation, the applicant shall submit a WQMP for review and approval by the agency. The WQMP shall be prepared in accordance with the agency standards.

3. For projects that require coverage under the NPDES General Construction Activities Storm Water Permit (NPDES General Construction Permit):

Prior to issuance of grading, surface mining, or paving permits, applicant shall submit to the permitting agency, a copy of the Waste Dischargers Identification Number (WDID) for coverage under the NPDES General Construction Permit.

All three conditions also functionally apply to public projects where the local jurisdiction technically chooses not to issue formal permits to itself or hired-contractors, but nonetheless undertakes the work.

## **SPECIAL CONDITIONS**

When a building is being proposed for which no anticipated use is designated or when an unanticipated element of land use or occupancy is proposed after a basic building has already been completed, use of language similar to the following conditions is recommended for inclusion in the conditions which must be satisfied prior to issuance of the appropriate permit:

- Prior to issuance of certificates of use and occupancy or building permits for individual tenant improvements or construction permits for a tank or pipeline, uses shall be identified and, for specified uses (where the proposed improvements will store, generate, or handle hazardous materials in quantities that will require permitting and inspection, once operational), the applicant shall propose plans and measures for chemical management (including, but not limited to, storage, emergency response employee training, spill contingencies and disposal) to the satisfaction of the County/City Building Official(s).
- Chemical management plans shall be approved by the County/City and other appropriate agencies such as County/City Fire Department, the Health Care Service's Public Health Department, and sewerage and/or water agencies to ensure implementation of each agency's respective requirements. Further, a copy of the approved "Chemical Management Plans" by the appropriate agencies shall be furnished to the County/City Building Department, prior to the issuance of any certificates of use and occupancy.
- Certificates or permits may be ministerially withheld if features needed to properly manage chemicals cannot be incorporated into a previously completed building, center, or complex.

A list of specified uses and occupancies of concern should be developed by each jurisdiction according to its needs.

#### 4.0 CONSTRUCTION REGULATORY REQUIREMENTS

Section 4, §4.1 of the ROWD states -- "Each permittee must have a plan for managing stormwater runoff from new construction and redevelopment. The plan must cover construction covered by the NPDES General Construction Permit as well as construction under five acres. The plan must emphasize pollution prevention, especially erosion prevention."

Construction activities disturbing five acres or more of land will be required to comply with the NPDES General Construction Storm Water Permit from the State Water Resources Control Board. The following, therefore, applies only to construction operations disturbing land areas of less than five acres.

Permittees shall ensure that the following requirements are defined on permit plan cover sheets as either general or special notes.

- All grading projects, regardless of size, will require an erosion control plan to prevent sediment from entering storm drains or water bodies.
- Construction sites shall be maintained by implementation of BMPs in such a manner that pollutants are not discharged from the site to the maximum extent practicable.
- The following discharges into the storm drain system are prohibited: discharges that could have an impact on human health or the environment, cause or threaten to cause pollution, contamination, or nuisance; discharges that exceed any applicable water quality standard contained in a Statewide Water Quality Control Plan or local Basin Plan; and discharges containing hazardous substance equal to or in excess of a reportable quantity listed in Federal Regulations 40 CFR Parts 117 and 302.
- Materials that can cause or contribute to pollution or a violation of any applicable water quality standard include, but are not limited to, sediments, solid or liquid chemicals spills; wastes from paints, stains, sealants, glues, limes, pesticides or herbicides, wood preservatives or solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, or hydraulic, radiator and battery fluids; fertilizers; vehicle/equipment wash water or concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing; and chlorinated potable water line flushings.
- Unless exempted or authorized by an NPDES permit, all non-stormwater discharges require prior approval by the local storm water agency or the State Water Resources Control Board.
- During construction, temporary storage of such materials, identified above, must occur in a designated area, physically separated from potential storm water run off, with ultimate disposal in accordance with local, state, and federal requirements.

- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited.

## 5.0 BMP SELECTION

The ROWD requires identification and implementation of BMPs for new development via regulatory and enforcement activities. Tables 1 and 2 list particular routine structural and non-structural BMPs that will be evaluated for application and intensity for the activities listed therein. Thus, some of the BMPs listed herein will become conditions of approval for new development and construction.

The measures identified in Tables 1 and 2 are to be deemed "standard practice" to be required on new developments, as specified. Two general terms used in these guidelines are defined by example as follows:

**Structural Controls:** First flush diversion, detention/retention basins, infiltration trenches or basins, porous pavements, grass swales, swirl concentrators, and engineering and design modification of existing structures.

**Non-structural Controls:** Programs to educate the public on proper storage and disposal of hazardous or toxic wastes, regulatory approaches, street sweeping, and facility maintenance, and detection and elimination of illicit connections and illegal dumping.

Each new development will be required to implement appropriate non-structural BMPs in keeping with the size and type of development to minimize the introduction of pollutants into the drainage system.

Each new development will also be required to implement appropriate "routine" structural BMPs in keeping with the size and type of development. "Routine" structural BMPs are economical, practicable, small scale-measures that can be feasibly applied.

A major concept of the County's NPDES stormwater quality program, as set forth in the ROWD, is a regional approach to stormwater quality planning and management on a watershed basis. Later, "special" structural BMPs may be installed to address specific water quality problems identified in the watershed planning process. "Special" structural BMPs are engineered facilities designed to address specific pollutant problems identified in the watershed planning process, runoff management plan, CEQA process, or similar watershed planning. Thus, there will be the future need to revisit these requirements at an as-yet unspecified date or frequency.

Efforts will be directed toward determining the effectiveness of structural BMPs before they are required. Those measures which demonstrate superior cost-effectiveness, considering right-of-way, construction, operation, maintenance, monitoring, and pollutant removal, may be adopted as special structural BMPs for application as indicated during the watershed planning studies.

### 5.1 NON-STRUCTURAL BMPs

- N1. Education for Property Owners, Tenants and Occupants - For developments with no Property Owners Association (POA)<sup>1</sup> or POAs of less than fifty (50) dwelling units, practical information materials will be provided to the first residents/occupants/tenants of each home sold on general good housekeeping practices that contribute to protection of storm water quality. Initially, these materials will be provided by the developer. Thereafter, such materials will be available through the permittees' education program.

For developments with POA and residential projects of more than fifty (50) dwelling units, project conditions of approval will require that the POA provide environmental awareness education materials, made available by the permittees to all members periodically. Among other things, these materials will describe the use of chemicals (including household type) that should be limited to the property, with no discharge of specified wastes via hosing or other direct discharge to gutters, catch basins and storm drains.

- N2. Activity Restrictions - If a POA is formed, conditions, covenants, and restrictions shall be prepared by the developer for the purpose of surface water quality protection. Alternatively, use restrictions may be developed by a building operator through lease terms, etc.
- N3. Common Area Landscape Management - Ongoing maintenance consistent with County Administrative Design Guidelines or city equivalent, plus fertilizer and pesticide usage consistent with the instructions contained on product labels and with the regulations administered by the State Department of Pesticide Regulations, or city equivalent.
- N4. Common Area Catch Basin Inspection - For developments with POAs and privately maintained drainage systems, require the POA to have privately owned catch basins (if applicable) cleaned and maintained, as frequently as necessary, to prevent sediment, garden waste, and trash, or other pollutants from entering the public streets and storm drain systems.
- N5. Common Area Litter Control - For developments with POAs, the POA will be required to implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water. The POAs may contract with their landscape maintenance firms to provide this service during regularly scheduled maintenance, which should consist of litter patrol, proper disposal of pet litter, emptying of trash receptacles in common areas, and noting trash disposal violations by homeowners or businesses and reporting the violations to the Association for investigation.
- N6. Street Sweeping Private Streets and Parking Lots - For developments with POAs and privately owned streets and parking lots, require the streets and parking lots be swept as frequently as necessary, to prevent sediment, garden waste, and trash from entering the public streets and storm drain systems.

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<sup>1</sup> The term "Property Owners' Association" or POA, as used herein, means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development [from California Civil Code Sec. 1351(a)].

- N7. Underground Storage Tank Compliance - Compliance with State regulations dealing with underground storage tanks will be enforced by the County Department of Environmental Health on behalf of the State.
- N8. Spill Contingency Plan - A "Spill Contingency Plan" (Business Emergency/Contingency Plan Guidelines and Forms) shall be prepared by the owner/operator in accordance with Section 6.95 of the California Health and Safety Code. Spills will be immediately cleaned up according to the Spill Contingency Plan.
- N9. Hazardous Materials Disclosure Compliance - Compliance with County and comparable City ordinances typically enforced by respective fire protection agency.
- N10. Uniform Fire Code Implementation - Compliance with Article 80 of the Uniform Fire Code enforced by fire protection agency.
- N11. Title 22 CCR Compliance - Compliance with Title 22 of the California Code of Regulations and relevant sections of the California Health & Safety Code regarding hazardous waste management, to be enforced by County Environmental Health on behalf of State.
- N12. Housekeeping of Loading Docks - Loading docks for grocery, drug and discount stores, and warehouse-type commercial and industrial buildings must be kept in a clean and orderly condition through a regular program of sweeping, litter control, and immediate cleanup of spills and broken containers. Polluted material or wash waters shall not be allowed to discharge into a storm drain.
- N13. Employee Training/Education Program (see N1) as it would apply to future employees of individual businesses - Based on information provided through the county-wide education program, developer either prepares manual(s) for initial purchasers of business sites or conveys, for development that is constructed for an unspecified use, commitment for this responsibility to POA or purchaser.
- N14. BMP Maintenance - The responsible party (owner, agency name, phone number, and address) for implementation of each non-structural BMP and scheduled cleaning of all structural BMP controls shall be identified in the Water Quality Management Plan (WQMP) (Attachment A).

## 5.2 STRUCTURAL BMPs

- S1. Control of Impervious Runoff - Surface runoff shall be directed to landscaped or pervious areas to the maximum extent practicable.
- S2. Common Area Efficient Irrigation - Physical implementation of landscape plan consistent with County Administrative Design Guidelines or city equivalent, which may include provision of water sensors, programmable irrigation times (for short cycles), etc.

- S3. Common Area Runoff-minimizing Landscape Design - Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration.
- S4. Community Car Wash Racks - In high density multi-family developments (apartments, stacked flats) larger than 100 units where car washing is allowed, or developments having a common parking area, a designated car wash area that does not drain directly to a storm drain shall be provided for common usage. An example of such an area would be joint use of an open space or visitor parking area. Wash waters from this area may either be directed to the sanitary sewer (with prior approval of the sewer agency), to an engineered filtration system, or an equally effective alternative.
- S5. Wash Water Controls for Food Preparation Areas - Food establishments (per State Health and Safety Code 27520) shall have contained areas, floor sink(s) and/or mop sink(s) with sanitary sewer connections for cleaning of kitchen floor mats and for disposal of wash waters containing kitchen and food wastes, if located outside. The contained area shall also be covered to prevent entry of stormwater.
- S6. Trash Container (dumpster) Areas - Trash container (dumpster) areas shall have drainage from adjoining roofs and pavements diverted around the area(s), and:
- a. Dumpsters shall be leak proof and have attached workable covers.
  - b. For trash container areas associated with fuel dispensing, vehicle repair/maintenance, and industry, grade and pave the area to prevent run-on of storm water to the maximum extent practicable.
  - c. Trash compactors shall be roofed and set on a concrete pad. The pad shall be a minimum of one foot larger all around than the trash compactor and sloped to drain to a sanitary sewer line.
- S7. Self-contained Areas for Vehicle or Equipment Washing/Steam Cleaning/Maintenance/Repair/Material Processing - Self-contained areas are required for washing/steam cleaning, wet material processing, and maintenance activities, specifically:
- a. For businesses where washing of vehicles or equipment without steam cleaning occurs, provide wash racks constructed in accordance with local sewer agency guidelines or other acceptable standard and with the prior approval of the sewer agency (Note: Discharge monitoring may be required by the sewer agency). Surface runoff and roof drains shall be directed away from these wash racks.
  - b. Where steam cleaning occurs, provide wash racks as in S7.a, and/or structurally contain (with a cover to restrict the entry of stormwater during rain events) runoff from such areas onsite for commercial waste removal.
  - c. Where wet material processing occurs (e.g., electroplating), secondary containment structures shall be provided to hold spills resulting from accidents, leaking tanks or equipment, or any other unplanned releases (Note: If these are plumbed to the sanitary

sewer, the structures and plumbing shall be in accordance with State and local spill containment and reporting requirements and have the prior approval of the sewerage agency). Also see N10.

- d. Where vehicle or equipment repair/maintenance occurs, impermeable berms, drop inlets, trench catch basins, or containment structures shall be provided around repair bays to prevent spilled materials and wash-down waters from entering the storm drain system. Surface runoff or roof drains shall be directed away from these spill containment structures.
- S8. Outdoor Storage - Where a plan of development proposes; or building plans incorporate; outdoor containers of oils, fuels, solvents, coolants, wastes, and other chemicals, the areas where these materials are to be used or stored must be protected by secondary containment structures such as a low containment berm, dike, or curb, designed to the satisfaction of the approving agency (see N10 & N11). For commercial outdoor vehicle and equipment salvage yards, and commercial outdoor recycling facilities, the entire facility must comply with the NPDES General Industrial Activities Storm Water Permit. Piles of materials or products, that are stored outside and that have the potential to cause pollutant discharges, shall be protected from rainfall, runoff, run-on, and wind erosion.
- S9. Motor Fuel Concrete Dispensing Areas<sup>2</sup> - Areas used for fuel dispensing shall be paved with Portland cement concrete (or; equivalent smooth, impervious surface, but use of asphalt prohibited) with a 2% to 4% slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of storm water to the extent practicable. Concrete surfacing must extend a **minimum** of 6.5 feet from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus one foot, whichever is less. The fuel dispensing area shall be graded and constructed so as to prevent drainage flow through the concrete fueling area. Spilled material within the fuel dispensing area is prohibited from draining to the street or storm drain system. Spills will be immediately cleaned up according to Spill Contingency Plan.
- S10. Motor Fuel Dispensing Area Canopy<sup>2</sup> - All motor fuel concrete dispensing areas are to have a canopy structure, and the canopy's minimum dimensions must be equal to or greater than the area within the grade break or the fuel dispensing area, as defined above. Canopy roof downspouts are to be routed to prevent drainage across the concrete fueling area.
- S11. Air/Water Supply Area Drainage<sup>2</sup> - Area used for air/water supply will be graded and constructed so as to prevent draining of stormwater or spilled material (e.g. radiator coolant) therefrom into the street or storm drain system.
- S12. Energy Dissipators - Energy dissipators such as riprap, are to be installed at the outlets of new storm drains that enter unlined channels in accordance with applicable agency specifications.

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<sup>2</sup> Refer to the "Best Management Practice Guide, Retail Gasoline Outlets," prepared for California Stormwater Quality Task Force (Attachment B).

- S13. Catch Basin Stenciling - Phrase "No Dumping - Flows to Creek" or equally effective phrase, as approved by the NPDES General Committee, is to be stenciled on catch basins to alert the public as to the destination of pollutants discharged into storm drains.
- S14. Inlet Trash Racks - Where appropriate to reduce intake and transport through the storm drain system of large floatable debris, trash racks shall be provided where drainage from open areas enters storm drains (Caltrans Standard Plan D96 and D98-C, or equivalent).

## **6.0 EDUCATIONAL PROGRAM FOR DEVELOPERS AND CONTRACTORS**

The following defines the required educational program for developers and contractors per Section 4, § 4.8 of the ROWD.

These guidelines, with its attachments, will contain the legal, administrative, and technical information needed to acquaint developers and contractors with the NPDES program. San Bernardino County developers and contractors have been implementing erosion control plans for many years and are familiar with that portion of the program. New requirements resulting from the NPDES Permit and the ROWD are contained herein.

The Building Industry Association and the Associated General Contractors have been asked to assume responsibility for alerting their members of the information contained in these Guidelines, which will be made available by the County and Cities as a part of the development review process.

**TABLE 1**  
**NON-STRUCTURAL BMPs**

Appropriate Non-Structural BMPs	Residential	Industrial	Retail/Office Center	Restaurants Warehouse/Grocery	Fuel Dispensing	Vehicle Repair / Maintenance
Homeowner/Tenant Education (N1)	X	X	X			
Activity Restrictions (N2)	X	X	X	X		X
Common Area Landscape Management (N3)	X	X	X	X		
Catch Basin Inspection (N4)	X	X	X	X	X	X
Common Area Litter Control (N5)	X	X	X	X	X	X
Private Street/Lot Sweeping (N6)	X	X	X	X		
Underground Storage tank Compliance (N7)		X		X	X	X
Spill Contingency Plan (N8)		X			X	X
Haz-Mat Disclosure Compliance (N9)		X			X	X
Uniform Fire Code Implementation (N10)		X			X	X
Title 22 CCR Compliance (N11)		X			X	X
Housekeeping of Loading Docks (N12)		X		X		
Employee Training (N13)		X	X	X	X	X
BMP Maintenance (N14)	X	X	X	X	X	X

**TABLE 2**  
**STRUCTURAL BMPs**

Routine Structural BMPs	Residential	Industrial	Retail/Office Center	Restaurants Warehouse/Grocery	Fuel Dispensing	Vehicle Repair / Maintenance
Control of Impervious Runoff (S1)	X	X	X	X		
Common Area Efficient Irrigation (S2)	X	X	X	X	X	X
Common Area Runoff-Minimizing Landscape (S3)	X	X	X	X	X	X
Community Car Wash Racks (S4)	X					
Wash Water Controls for Food Preparation Areas (S5)				X		
Trash Container Areas (S6)	X	X	X	X	X	X
Self-contained Areas for Washing/Steam Cleaning/Repair/Material Processing (S7)		X		X	X	X
Outdoor Storage (S8)		X		X	X	X
Motor Fuel Concrete Dispensing Area (S9)					X	
Motor Fuel Dispensing area Canopy (S10)					X	
Air/Water Supply Area Drainage (S11)					X	
Energy Dissipators (S12)	X	X	X			
Catch Basin Stenciling (S13)	X	X	X			
Inlet Trash Racks (S14)	X	X	X			

**ATTACHMENT A**

**WATER QUALITY MANAGEMENT PLAN OUTLINE**

## **WATER QUALITY MANAGEMENT PLAN OUTLINE**

### **COVER PAGE**

Name of Project  
Name of Company  
Date

### **NEXT PAGE**

Signed statement (with date) certifying that the provisions of the WQMP have been accepted by the applicant and that the applicant will strive to have the plan carried out by all future successors.

### **REPORT TABLE OF CONTENTS**

- I. Tract or Discretionary permit number(s) and condition number(s). Spell out conditions verbatim.
- II. Project Description
  1. Type of project.
  2. Project Size
  3. Homeowners Association or Property Owner's Association Formation.
- III. Site Description
  1. Identify the watershed the project is in.
  2. Is there a pre-existing water quality problem that has been identified in the watershed planning process?
- IV. Best Management Practices (BMPs)
  1. List and describe applicable structural and non-structural BMPs from Tables 1 and 2 that are applicable to your project, depending on the proposed land use, size, and use of a property owners' association.
- V. Inspection/Maintenance Responsibility For BMPs
- VI. Figures
  1. Location Map
  2. Site Plan (acceptable reduced drainage map) identifying storm drain facilities and receiving waters.